093.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,300 /	705,300
					USE VALUE:	705,300 /	705,300
					ASSESSED:	705,300 /	705,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAMBROOM W DAVID ETAL/ TRS	
Owner 2:	SHAMBROOM GIACONIA REVOCABLE	
Owner 3:	TRUST	
Street 1:	96 OVERLOOK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SHAMBROOM W DAVID--ETAL -
Owner 2:	GIACONIA ROSE MARY -
Street 1:	96 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5525.000	295,300		410,000	705,300
Total Card	0.127	295,300		410,000	705,300
Total Parcel	0.127	295,300		410,000	705,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.66 | /Parcel: 375.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60212
GIS Ref	
GIS Ref	
Insp Date	10/01/18

!7595!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,300	0	5,525.	410,000	705,300		Year end	12/23/2021
2021	101	FV	285,900	0	5,525.	410,000	695,900		Year End Roll	12/10/2020
2020	101	FV	286,000	0	5,525.	410,000	696,000	696,000	Year End Roll	12/18/2019
2019	101	FV	237,300	0	5,525.	415,900	653,200	653,200	Year End Roll	1/3/2019
2018	101	FV	237,300	0	5,525.	310,400	547,700	547,700	Year End Roll	12/20/2017
2017	101	FV	237,300	0	5,525.	281,200	518,500	518,500	Year End Roll	1/3/2017
2016	101	FV	237,300	0	5,525.	269,400	506,700	506,700	Year End	1/4/2016
2015	101	FV	223,600	0	5,525.	228,400	452,000	452,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:50:28

LAST REV

Date	Time
04/26/21	13:13:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAMBROOM W DAV	77148-180	1	3/5/2021	Convenience	10	No	No		
	19192-243		7/1/1988		221,000	No	No		Y

USER DEFINED

Prior Id # 1:	60212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	827	Porch	10,230	C				
11/23/2016	1459	Wood Dec	18,800	C				rebuild deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5525		Sq. Ft.	Site		0	70.	1.06	5									410,025						410,000	

Total AC/HA:	0.12684	Total SF/SM:	5525	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	410,025	Spl Credit		Total:	410,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34906793
Const Adj.:	0.98745072
Adj $ / SQ:	173.178
Other Features:	64050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401249
Depreciation:	105930
Depreciated Total:	295320

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

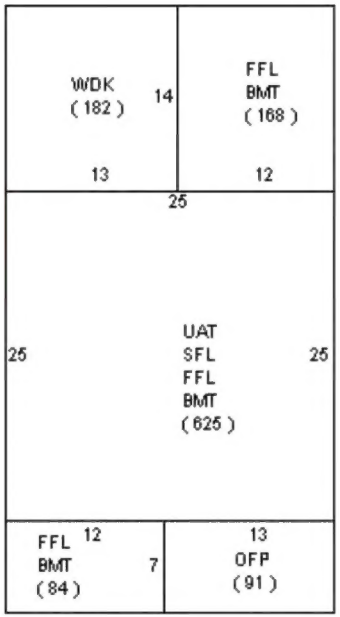
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.18
Special Features:	0	Val/Su Net:	105.16
Final Total:	295300	Val/Su SzAd	196.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	877	60.400	52,967
FFL	First Floor	877	173.180	151,877
SFL	Second Floor	625	173.180	108,236
WDK	Deck	182	11.350	2,066
UAT	Upper Attic	156	121.220	18,941
OFP	Open Porch	91	34.200	3,112

Net Sketched Area:	2,808	Total:	337,199
Size Ad	1502	Gross Area	3277	FinArea	1878
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	